



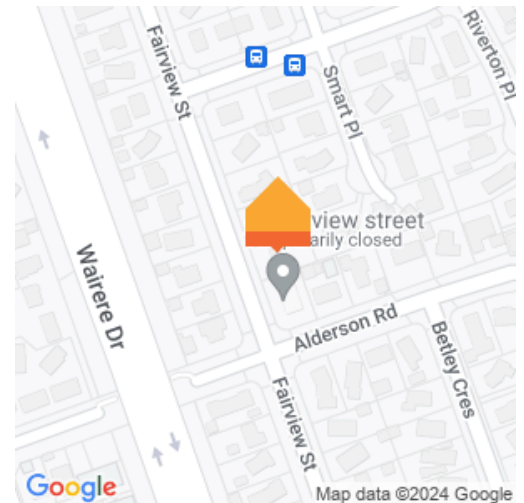
44 Fairview Street, Fairview Downs

In sync with smart urban living, this lovely home delivers a warm fusion of style and family-friendly living. Quietly positioned on a 703sqm (approx.) freehold section, the easy-care residence has a steel roof and a beautiful deck. The house sits on a fenced section with lush grassy areas for kids to play and scope for further landscaping, if desired. Spacious interiors provide inviting spaces for relaxing or sitting together as a family in the open plan dining zone. Accommodation comprises of three spacious bedrooms plus a family bathroom strategically positioned to aid the family bedrooms. House is fully equipped with heat pump and ventilation system for comfortable winter months. Curated for convenient living and entertaining, social zones flow with fluid grace to a beautiful deck creating a sensational and vibrant space for indoor/outdoor socialising. Delivering freedom of movement throughout, and the convenience of a double garage and ample off-street parking, this ready-made family home, sited in an handy location close to Hamilton CBD, and all amenities. Easily managed lawns, durable exteriors and spaciouly dimensioned interiors make this a fantastic option for downsizers needing an extra bed for the grand-kid's visits or a family seeking quality & location in their next move up. Call Jack now on 0800 TMJACK (865 225) for an exclusive viewing. For an information pack copy and paste the below link on your web browser:-

<https://propertyfiles.co.nz/property/606440001>



Land area	703 m ²
Rateable value	\$490,000
Rates	\$2,904.92



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